



**Town of Medway
Economic Development Committee Minutes
September 19, 2019
Medway Town Hall
155 Village Street
Medway, MA 02053**

MEMBERS PRESENT:

Keith Peden, Chair, Rich Di Iulio, Jennifer Kendall, Zach Knowlton and Paul Yorkis

MEMBERS ABSENT:

Anthony Varrichione and Deanna Kaiser Doughty, Vice Chair

ALSO PRESENT:

Barbara J. Saint Andre, Director, Community and Economic Development

Chairman Peden opened the meeting at 7:00 p.m.

Chairman Peden publicly thanked Deanna Kaiser Doughty for her contributions to the Committee and her help launching the Medway Business Guide.

New Business

The Committee reviewed a proposed letter from the EDC in support of Oak Grove zoning amendments. The Committee members approved of the letter. Ms. Saint Andre will forward that letter along to the Oak Grove Zoning Task Force.

Business Guide - Barbara Saint Andre

Ms. Saint Andre reviewed changes made as well as the input received from Town Departments and the Medway Business Council. There are still some font changes and aesthetics that need to be incorporated. This is a work in progress. It is hoped a final draft can be sent to the Board of Selectmen for its next meeting 10/7/19.

Use of economic data- Zach Knowlton

Member Knowlton spoke to information provided for the Committee from the 495/MetroWest Partnership to review. He will reach out for a high level of data for area towns and combine it with the Framingham State data.

Cultural - Jennifer Kendall

Cultural Council has been considering grants but they are faced with some obstacles. There are minimal arts related non-profits and grant applications look for those connections. The Cultural Council would like to foster a group of artists to come together and are looking to run an Arts week from May 1-10, 2020. The CC would like to use multiple venues including the Thayer

House, library, schools and senior center. They are facing obstacles booking at Thayer because it is prime event season.

Paul Yorkis believes Medway needs a 501(c)(3) to apply for and receive grants and gifts. Paul thinks maybe a future agenda for this group is in order to create an entity. This should be separate from the Town of Medway and way for community based organizations to apply for grants.

Zoning Amendments Fall Town Meeting- Ms. Saint Andre reviewed the zoning amendments presented for Fall Town Meeting. These are in draft and still being reviewed. Electric vehicle charging stations, site plans, outdoor storage, multi-family housing were all briefly discussed. These may or may not be included in the Fall Town Meeting Warrant.

Chairman Peden asked if anyone has questions or edits, to please contact Ms. Saint Andre directly.

Business Community/Route 109 Celebration- Keith Peden

The ribbon cutting was discussed. Invitations have been sent out and a site walk was done on Tuesday. The ceremony will be close to Route 109 and then the celebration will move to the pavilion for comments and refreshments. Ms. Saint Andre asked all to attend if available and invite residents and friends. Wednesday October 16, 2019 at 10 a.m.

Chairman Peden thanked Wayne Texeira and Julie Dennehy from the Medway Business Council for their input.

Election of New chair and Vice chair

In a motion made by Rich Di Iulio; seconded by Paul Yorkis, the Medway Economic Development Board unanimously voted to appoint Keith Peden as Chairman. Keith would be open to this for one more year, but looking for others to come onto the committee.

In a motion made by Paul Yorkis; seconded by Rich Di Iulio, the Medway Economic Development Board unanimously voted to appoint Zach Knowlton as Vice-Chairman. Paul Yorkis asked for both to be announced via news release.

Minutes Approval August 15, 2019

In a motion made by Zach Knowlton; seconded by Jennifer Kendall, the Medway Economic Development board voted 4-0-1 to approve the minutes of August 15, 2019 as presented. Paul Yorkis abstained.

Next meeting October 17, 2019

In a motion made by Paul Yorkis; seconded by Jennifer Kendall, the Economic Development Committee voted unanimously to adjourn at 7:44 p.m.

Respectfully submitted,
Wendy Harrington, Recording Secretary

List of Documents Reviewed at the Meeting

1. Medway Business Guide draft
2. Letter from Keith Peden in support of Oak Grove Zoning

Medway

Business Guide



Welcome
to
Medway

MEDWAY BUSINESS GUIDE

Welcome to Medway!

The Medway Board of Selectmen, Town Administrator, and Economic Development Committee, on behalf of Town staff, officials, boards, and committees, welcome you to Medway as you begin the exciting task of establishing your new business. We are delighted that you have chosen Medway to open, grow, or change your business or nonprofit organization. We are here to assist you every step of the way to make the process of establishing your business as smooth as possible. We look forward to having you as a vibrant member of our local business community, adding to our flourishing local economy.

This Business Guide is published to provide guidance to small businesses on the steps needed to open or expand your business or nonprofit organization. It provides general information, and, even more importantly, tells you who in Town government can assist you with applications, information, and necessary permits. If you need any help, please give us a call! We are here to help.

The Board of Selectmen, as the Chief Executive Board of the Town, has made economic development a priority for the Town. The Economic Development Committee works to foster partnerships among the Town and local businesses, nonprofits and residents. The Board of Selectmen, Economic Development Committee, Town Administrator, and Department of Community and Economic Development work together to attract and retain businesses that provide jobs, services, an expanded tax base, and grow the local economy, while maintaining Medway's historic character.

Medway is open for business! With two business parks, village centers, and the business areas along Route 109, there are plenty of areas to fit your needs. The Town has invested in expanded sewer service, significant upgrades to Route 109, and other infrastructure improvements to accommodate both businesses and residents. We look forward to welcoming and working with you in our community.

MEDWAY BUSINESS GUIDE



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**Office of Community &
Economic Development**

Town Hall

155 Village Street

Medway, MA 02053

p: 508-321-4918

www.townofmedway.org

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MEDWAY BUSINESS GUIDE

GETTING STARTED

The Town of Medway has created this Business Guide to help small businesses navigate the municipal process—including permitting, licensing and zoning.

This Guide is a tool for Medway's small business community, which is the heart of the Rte. 109's business district. The goal is to provide a user-friendly guide that enables small and large business applicants to better understand the existing process in Medway and to therefore save time and money by following a defined process with expected results.

As you move forward, remember that the town staff is available and more than happy to assist you. Doing it right from the start saves everyone time.

Licenses and permits are required in Medway because the town must complete technical and regulatory reviews to ensure the health and safety of its citizens. However, as a small business, you will receive assistance and guidance as you go through the permitting processes, which will help ensure that the outcomes are clear and finalized as quickly as possible so you may open your business. Your success is the Town's success!

PLACES TO START

As you prepare to open your business, there are two places you should visit in Town Hall:

- Community and Economic Development
- Building Department.



MEDWAY BUSINESS GUIDE

TOWN OF MEDWAY OVERVIEW

Incorporated in 1713, the Town of Medway is a residential community with approximately 13,000 residents. Conveniently located midway between Boston, Worcester, and Providence, it is bordered by the towns of Holliston, Millis, Milford, Bellingham, Franklin, and Norfolk. State highway Route 109 runs the length of Medway from east to west and Route 495 is easily accessible through the neighboring communities of Bellingham and Milford. Rail transit to Boston is available nearby in Franklin and Norfolk.

Most of the commercially zoned land is located at the center of town along Route 109. Industrial zones are located on the edges of town on both the east and west sides.

Medway's Public School System was ranked as the 24th best high school in Massachusetts by the U.S. News and World Report and has also been chosen to receive a GreatSchools 2019 College Success Award. The District consists of four schools including two elementary schools: Burke-Memorial and McGovern, Medway Middle School and the High School. The high school is a state of the art facility constructed in 2005. In 2013, the Middle School underwent a \$23 million repair and renovation.

The town has implemented several initiatives to facilitate business investment in our community, including increasing the availability of industrial and commercial land for development, an expedited permitting process, and the creation of a Development Handbook and Reference Guide for prospective businesses and developers. The town completed a sewer extension project in West Medway to allow further development of the 495 Business Park on Trotter Drive.

MEDWAY BUSINESS GUIDE

TOWN OF MEDWAY OVERVIEW (continued)

Medway was designated a Green Community in 2010 and has received several grant awards to implement energy conservation measures. Projects like converting all streetlights to LED, investing in electric vehicles and EV infrastructure, and upgrading our buildings' heating and cooling systems have helped the Town reduce its overall energy consumption.

The Medway Business Council (MBC) has been supporting and growing the Medway business community for more than three decades and is here to support you. They offer all businesses an arena for the exchange of ideas and information, to address issues relevant to local businesses, and to promote healthy business climate in Medway. MBC's #ShopMedway Initiative is a FREE member benefit to help you promote and build your business. Please visit Medway Business Council's website at www.medwaybusinesscouncil.com

MEDWAY BUSINESS GUIDE

PEOPLE TO KNOW

BOARD OF SELECTMEN

John Foresto, Chairman

Glenn Trindade, Vice Chairman

Dennis Crowley

Richard D'Innocenzo

Dennis Crowley

Mary Jane White

Town Clerk

Maryjane White
Clerk

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Medway, MA 02053
508-321-4953

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Community & Economic Development

Barbara Saint Andre
Director

155 Village Street
Medway, MA 02053
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Building Department

Jack Mee
Building Commissioner

155 Village Street
Medway, MA 02053
508-321-4928

jmee@townofmedway.org

Fire Department

Jeffrey Lynch
Chief

44 Milford Street
Medway, MA 02053
508-533-3211

jlynch@townofmedway.org

Health Department

Beth Hallal
Board of Health Agent

155 Village Street
Medway, MA 02053
508-321-4923

bhallal@townofmedway.org

Planning & Economic Development

Susan Affleck-Childs
Planning Coordinator

155 Village Street
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MEDWAY BUSINESS GUIDE

OPENING A RESTAURANT

GETTING STARTED



You need a Business Certificate from the Town Clerk's Office and a Food Establishment License from the Board of Health.

- 1. Check to be sure that the zoning district allows restaurants.**
- 2. Are you moving into an existing restaurant space but increasing the need for parking?**

You may need to get a Site Plan Approval from the Planning and Economic Development Board or the Administrative Site Plan Review Team.

- 3. Is your restaurant going to have seating?**

You need a Common Victualer License from the Board of Selectmen.

- 4. Is your restaurant going to serve alcoholic beverages?**

You need an Alcoholic Beverage License approval by the Board of Selectmen and Massachusetts Alcoholic Beverages Control Commission.

- 5. Are you going to put up a new sign?**

You need a Sign Permit from the Building Commissioner. This includes meeting with the Design Review Committee.

- 6. Are you remodeling the inside of the restaurant space or building a new space?**

You need a Building Permit from the Building Department.

MEDWAY BUSINESS GUIDE

OPENING A RETAIL STORE

GETTING STARTED

You need a Business Certificate from the Town Clerk's Office.

- 1. Check to be sure your store is located in a zoning district that allows retail stores.**

You may need a special permit for a large store or site plan approval.

- 2. Are you going to put up a new sign?**

You need a Sign Permit from the Building Commissioner. This includes meeting with the Design Review Committee.

- 3. Are you remodeling the inside of the retail space?**

You need a Building Permit from the Building Department.

- 4. Are you selling food?**

You may need a Food Establishment License from the Board of Health, and/or Common Victualer license from the Board of Selectmen.

- 5. Are you selling alcoholic beverages?**

You need an alcoholic beverage license from the Board of Selectmen and the Massachusetts Alcoholic Beverages Control Commission.



MEDWAY BUSINESS GUIDE

OPENING A PROFESSIONAL BUSINESS

GETTING STARTED

You need a Business Certificate from the Town Clerk's Office.

- 1. Check to be sure your business is located in a zoning district that allows your type of business.**

You may need a special permit or site plan approval.

- 2. Are you going to put up a new sign?**

You need a sign permit from the Building Commissioner. This includes meeting with the Design Review Committee.

- 3. Are you remodeling the inside of the space or building a new space?**

You need a building permit from the Building Department.

- 4. Depending on your business, you may need other permits or licenses from the Board of Selectmen.**



MEDWAY BUSINESS GUIDE

BUILDING PERMITS



Who Needs to Get a Building Permit?

Building permits are issued to licensed contractors and owners to allow construction work. They are required to construct, reconstruct, alter, repair, remove, or demolish a building or structure. The following work does not require a building permit:

- One story detached accessory buildings used as tool or storage sheds, playhouses and similar uses (floor area not exceeding 200 square feet).
- Fences six feet in height or less.
- Retaining walls which retain less than four feet of unbalanced fill.
- Ordinary repairs (any maintenance which does not affect the structure, egress, fire protection systems, fire ratings, energy conservation provisions, plumbing, sanitary, base, electrical, or other utilities).
- Greenhouse covered exclusively with plastic film intended for agricultural uses.
- Painting, papering, tiling, carpeting, cabinets, counter tops, and similar finish work.

Where do I get a Building Permit?

The Building Commissioner issues building permits. Other required approvals for the work, such as special permit approval and Fire Department approval, must be obtained before a building permit will be issued.

How Do I Get a Building Permit?

1. **Application:** You will need to submit a Building Permit application to the Building Department. The fee is calculated at that time based on the value of construction.
2. **Steps:** After submission of the application and plans, a Building Permit must be issued to begin construction. Elements of construction such as foundation, plumbing, and electrical will be permitted separately under certain conditions.
3. **Periodic inspections** must be scheduled as elements of the project are completed. A final inspection and review is necessary for a Certificate of Occupancy.

MEDWAY BUSINESS GUIDE

BUSINESS CERTIFICATE

A Business Certificate is the public record of the name and address of the owner(s) of a business, and is commonly referred to by the name "D.B.A" (doing business as) or "sole proprietorship". Its purpose is primarily for consumer protection and public information.

WHO MUST FILE A BUSINESS CERTIFICATE?

Any person conducting business in the Commonwealth under any title other than the name of the person conducting the business, whether individually or as a partnership, shall file a Business Certificate application in the Clerk's office of every city or town where an office of any such person or partnership may be situated.

A Business Certificate is not required if a corporation is doing business in its true corporate name, or if a partnership is doing business under any title which includes the true surname of any partner. Certain other associations and partnerships may also be exempt. Businesses who file with the Secretary of State's Office do not need to file with the Town.

HOW DO I FILE OR RENEW A BUSINESS CERTIFICATE?

Business certificates can be obtained at the Town Clerk's office. If you are using your residence as your business address then you must first consult with the Building Department as for whether it is allowed under zoning. The fee for a business certificate is \$40 and is valid for four years. Renewal fee is also \$40.

DOES THE FILING OF A BUSINESS CERTIFICATE PROTECT ME FROM OTHERS USING THE SAME NAME?

No. The protection of a trademark (word, name, symbol or device) is accomplished through the Secretary of State's Office. Other information about starting a business can be found on the town's website**.

**https://www.townofmedway.org/sites/medwayma/files/uploads/new_dba_application.pdf



MEDWAY BUSINESS GUIDE



BOARD OF SELECTMEN LICENSES AND PERMITS

The Board of Selectmen issues a number of licenses and permits for local businesses. Among the most common are:

1. **Sale of Alcoholic Beverages:** Licenses are issued for retail sale (package stores) and on-premises sales (restaurants, bars, etc.).
2. **Automobile Dealer Licenses:** New and used automobile sales.
3. **Common Victualer:** Sale of food with on-premises seating (restaurants).
4. **Automatic Amusement Device:** Coin operated games of skill such as pinball machines.
5. **Entertainment Licenses:** For clubs, restaurants, bars and similar establishments seeking to offer entertainment such as live music.
6. **Auctioneers**

If you have any questions as to whether your business needs a license, check with the Board of Selectmen's office at bos@townofmedway.org.

MEDWAY BUSINESS GUIDE



BOARD OF HEALTH PERMITS

The Board of Health issues a number of licenses and permits that are required to comply with health codes and allow persons to operate a business such as one to prepare, distribute and sell food, or tobacco products.

WHO NEEDS TO GET A ESTABLISHMENT PERMIT?

Any business handling and selling food such as a catering business, restaurant, diner or food distributor must obtain a Food Establishment Permit. Any business selling goods for consumption, such as tobacco and candy must obtain a permit. Tattoo parlors, tanning establishments, recreational camps, massage establishments and a number of other businesses must also obtain a permit from the Board of Health.

WHERE DO I GET A PERMIT?

The Board of Health issues the permits for establishments.

HOW DO I GET A PERMIT?

A License may be obtained through the following steps:

1. Application: can be obtained from the Health Department.
2. Review: The Health Director and the Board of Health will schedule the review of the application, which may include a public meeting.
3. Inspection: The Health Director may periodically inspect the premises to check compliance.

MEDWAY BUSINESS GUIDE



BOARD OF HEALTH ESTABLISHMENT PERMITS

FOOD ESTABLISHMENT:

This permit could be for retail food, caterer, bakery, mobile, and one-day events. This license allows the vendor to store, prepare, package, serve, or vendor food directly to the consumer for human consumption. The Board of Health (BOH) follows 105 CMR 590.000 Retail Food Establishment Regulation merged along with the 2013 Federal Food Code. Through these regulations and codes, the BOH regulates and permits the establishments.

TOBACCO:

This permit allows for the permitting of convenience stores to sell tobacco and nicotine delivery products. The BOH follows its Regulation of Restricting the Sale of Tobacco Products and Nicotine Delivery Products to permit and conduct enforcement.

BODY ART:

This permit permits practitioners to perform body tattoo and body piercing. The license also permits the Body Art Establishment. The BOH follows its Medway Regulation for Body Art Establishments to permit and conduct enforcement.

RECREATIONAL CAMP:

This license permits the operations of a Recreational Camp for children. The BOH follows the State Sanitary Code, Chapter IV, to permit and conduct enforcement.

TANNING ESTABLISHMENT:

This permit is for the operation of a tanning facility. The BOH follows its Regulations for tanning facilities to permit and conduct enforcement.

www.townofmedway.org/boardofhealth

LETTERHEAD

To Whom it May Concern:

The Economic Development Committee is pleased to support the proposed amendments to the Medway Zoning Bylaw for the Oak Grove Urban Renewal Area. One of the core aspects of the Economic Development Committee's mission is to facilitate planned economic growth to reduce the escalating impact of supporting the community and its infrastructure by the residential tax payer. The proposed Oak Grove Park zoning amendments are designed to facilitate planned economic growth in the Oak Grove area.

On August 15, 2019, a member of the Oak Grove Zoning Task Force made a presentation to the Committee, explaining the proposed zoning amendments and the process by which the amendments were crafted. The Committee voted unanimously at its meeting of August 15, 2019 to support these efforts. The Committee believes that the proposed zoning presents the right balance between economic development, protection of the surrounding neighborhood and the environment, and promoting an attractive and vibrant community.

If you would like further input, please feel free to contact me.

Sincerely,

Keith J. Peden, Chair